

OSPREY LANDING MASTER HOMEOWNERS' ASSOCIATION, INC.

Wednesday, January 22, 2020 at 6:30pm

Location: Heritage Harbor, 8000 Stone Harbor Loop, Bradenton FL 34212
MINUTES - APPROVED

1. **Call to Order:** The meeting was called to order at 6:30 pm.
2. **Proof of Notice:** The agenda was posted on site in accordance with the Association's documents and FL ST 720.
3. **A Quorum** was established with all five board members present: Trevor Evans, Vickie Evans, Jordan Graeff, Bill Walger and Jason Wilson. Also present was Christine Wofford of Sunstate Management.
4. **Presidents Report:**
 - Development was discussed at the recent County Commissioner Board Meeting and the Osprey Landing Board will need to discuss their community concerns before the next meeting.
 - Welcome new Board Member, Bill Alger. This was approved via Board unanimous written consent.
5. **Treasurers Report**
 - The Board reviewed the 2019-year end financial statements. The statements are also posted on the website.
 - There are 4 residents that are over 90 days delinquent. Accounts over 90 days past due will be referred to the attorney for collections.
6. **Approval of the Previous Minutes**
 - **MOTION** made by Jordan, seconded by Jason to approve the September 2019 minutes as presented. MOTION passed unanimously.
7. **Committee Reports**
 - No new ARC requests have been received since the last meeting.
8. **Unfinished Business**
 - Creek Clearing
 - i. Brightview – Diego and Sunstate discussed the clearing. The original payment was adjusted to reflect 1/3 for the work that was able to be completed.
 - ii. **MOTION** made by Trevor, seconded by Jordan to approve the amount \$1,200 to Brightview for work completed. MOTION passed unanimously.
9. **New Business**
 - Cox / Gidden Land Development
 - i. Requesting formal support opposing the rezoning Commercial to the County Commissioner.
 1. **MOTION** made by Trevor, seconded by Jordan to create a resolution to oppose the zoning change presented to the Homeowners on February 20th, 2020 on behalf of the Osprey homeowners. MOTION passed unanimously.
 - Common Area Platt Map / Review of HOA Property
 - i. See attached map
 - Preservation of Documents Consideration

- i. **MOTION** made by Vickie, seconded by Jordan to consider preserving the association documents. MOTION passed unanimously.
- Approval of Document Enclosure by Mailbox
 - i. **MOTION** made by Vickie, seconded by Jordan to approve the document enclosure not to exceed \$852.99 plus tax. MOTION passed unanimously.
- **MOTION** made by Jason, seconded by Vickie to approve \$100 fee for Meeting Room Rentals. MOTION passed unanimously.
- The Board discussed scheduling an executive session meeting for either March 4th or 19th with legal counsel. Notice will be posted in advance.

10. Homeowner Comments

- Earl Johnson said that he will adjust the irrigation per property lines.
- Suggestion: Paint colors adjust color palette to expand options. Board supports homeowner, Susan Glass, to get with Sherwin Williams and present options.
- Flooding was discussed.

11. Next Meeting Date: April 22nd at 6:30pm.

12. Adjournment: With no further business to discuss **MOTION** made by Jason, seconded by Jordan to adjourn the meeting at 7:40pm.

Submitted by
Christine Wofford
Sunstate Management
For the Board of Directors